

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, John A. Johnson, is the owner of a tract of land situated in the John Cahill Survey, Abstract No. 143, Collin County, Texas, and being part of Lot 1, Block 1, of Keene Estates, an addition to Collin County, Texas, according to the plat thereof recorded in Volume G, Page 627, Map Records, Collin County, Texas and being the same 12.026 acre tract of land as conveyed to John A. Johnson by deed recorded in Instrument No. 20060911001306300, Official Public Records, Collin County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron pin found on the south line of Block A of Hidden Hills, an addition to Collin County, Texas, according to the plat thereof recorded in Volume E, Page 83, Map Records, Collin County, Texas and for the northeast corner of said Lot 1 and the northwest corner of a 15.474 acre tract of land conveyed to Janett Hanna by deed recorded in Volume 1372, Page 592, Deed Records, Collin County, Texas;

Thence, South 00°51'04" East, along the east line of said Lot 1 and the west line of said 15.474 acre tract, a distance of 977.38 feet to a 1/2" iron pin found on the north right-of-way line of County Road No. 168 and for the southeast corner of said Lot 1, said point being in a non-tangent curve to the left having a central angle of 08°38'31", a radius of 560.00 feet and a chord bearing of South 85°43'41" West, a distance of 84.38 feet;

Thence, southwesterly, along the south lines of said Lot 1 and the north right-of-way line of County Road No. 168 the following:

Southwesterly, along said curve to the left, an arc distance of 84.47 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the end of said curve to the left;

South 81°24'26" West, a distance of 100.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the beginning of a curve to the right, having a central angle of 01°30'54", a radius of 1791.65 feet and a chord bearing of South 82°09'53" West, a distance of 47.37 feet;

Southwesterly, along said curve to the right, an arc distance of 47.37 feet to a 1/2" iron pin found for a southwest corner of said Lot 1 and the southeast corner of Lot 2, Block 1 of said Keene Estates;

Thence, North 01°13'20" West, along a west line of said Lot 1 and the east line of said Lot 2, a distance of 434.09 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for a re-entrant corner of said Lot 1 and the northeast corner of said Lot 2;

Thence, North 89°50'34" West, along a south line of said Lot 1 and the north line of said Lot 2, a distance of 467.74 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the northwest corner of said Lot 2 and on the east line of an 11.070 acre tract of land conveyed to John A. Johnson by deed recorded in Instrument No. 20060911001306320, Official Public Records, Collin County, Texas;

Thence, North 01°13'20" West, along the east line of said 11.070 acre tract, a distance of 522.61 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the northeast corner of said 11.070 acre tract;

Thence, North 90°00'00" West, along the north line of said 11.070 acre tract, a distance of 519.47 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the northwest corner of said 11.070 acre tract and being on the east line of an 11.845 acre tract of land conveyed to Jill A. Johnson and John A. Johnson by deed recorded in Instrument No. 20010328000323980, Official Public Records, Dallas County, Texas;

Thence, North 00°00'00" East, along the east line of said 11.845 acre tract, a distance of 48.38 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the southwest corner of a 13.133 acre tract of land conveyed to Diana Cilia and Andrew Cilia by deed recorded in Document No. 2004-0107870, Official Public Records, Collin County, Texas;

Thence, South 90°00'00" East, along the south line of said 13.133 acre tract of land, a distance of 569.37 feet to a 3/4" iron pin found for the southeast corner of said 13.133 acre tract and the southwest corner of said Block A, of Hidden Hills;

Thence, North 89°43'10" East, along a north line of said Lot 1 and the south line of said Block A, a distance of 146.54 feet to a 3/4" iron pin found for corner;

Thence, South 89°56'12" East, along a north line of said Lot 1 and the south line of said Block A, a distance of 360.29 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 89°24'42" East, along a north line of said Lot 1 and the south line of said Block A, a distance of 146.87 feet to the Point of Beginning and containing 523,966 square feet or 12.029 acres of land.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

THAT, I, John A. Johnson, do hereby adopt this replat designating the herein-above described property as KEENE ADDITION, LOT 3R, BLOCK 1, being a replat of part of Lot 1, Block 1 of Keene Addition, an addition to Collin County, Texas and do hereby dedicated to the public use forever, their streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2020.

John A. Johnson, Owner

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared John A. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2020.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Notary Public for and in the State of Texas
My commission expires: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

I, James Bart Carroll, Registered Public Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of McKinney, Texas.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

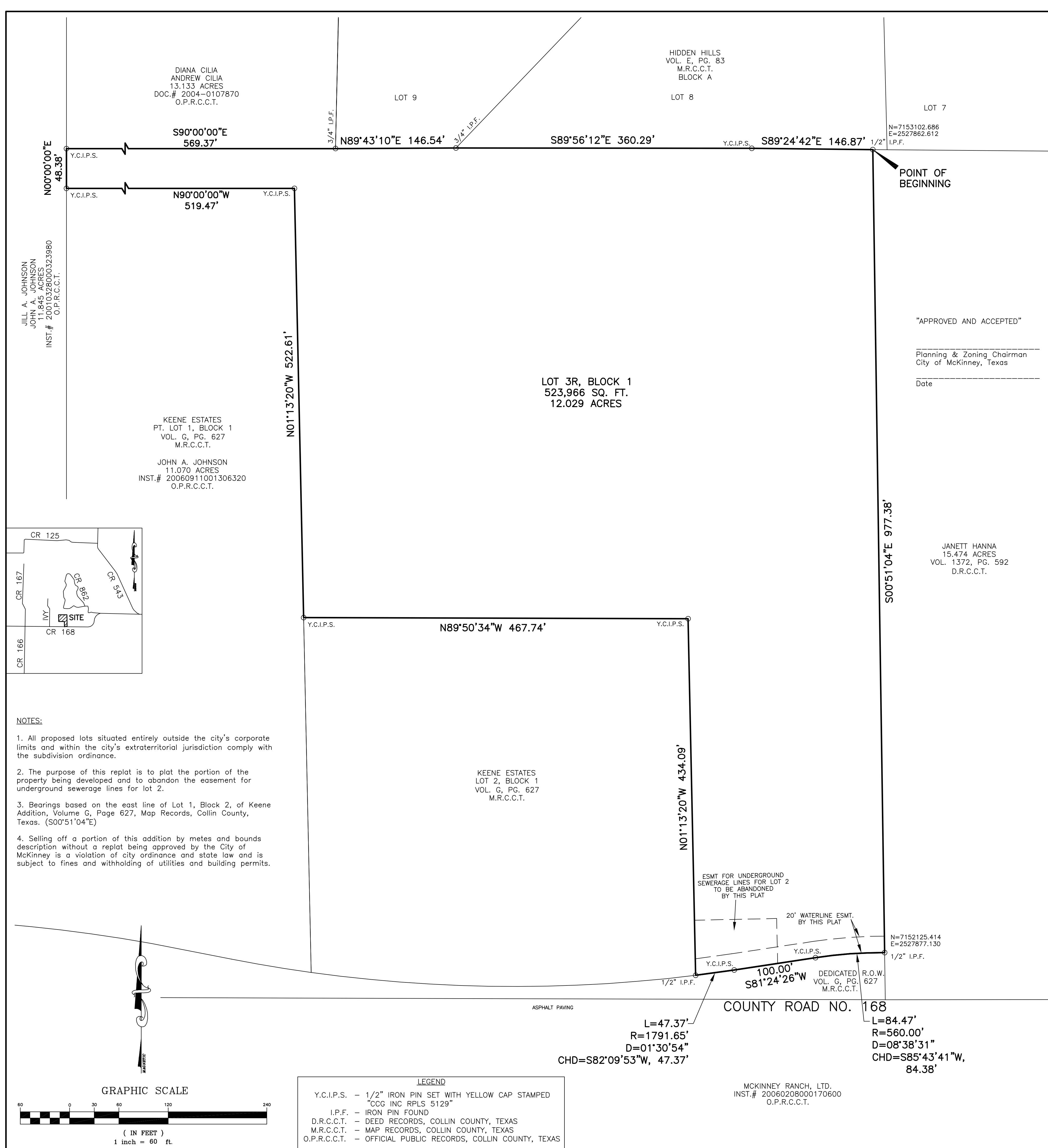
Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas.
My commission expires: _____

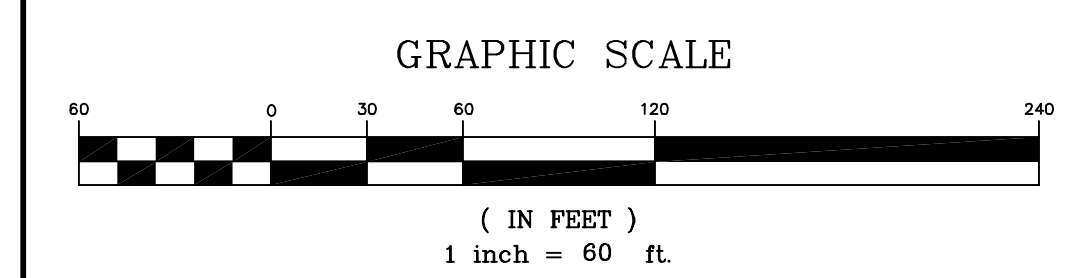
OWNER:
JOHN A. JOHNSON
8350 IVY LANE
MCKINNEY, TEXAS 75071
972-754-7939

REPLAT
KEENE ESTATES
LOT 3R, BLOCK 1
PART OF LOT 1, BLOCK 1 OF
KEENE ESTATES
VOL. G, PG. 627
11.452 ACRES OF LAND
JOHN CAHILL SURVEY, ABSTRACT NO. 143
CITY OF MCKINNEY E.T.J., COLLIN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11		972-742-4411	
LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200			
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2470-18	1"=60'	FEBRUARY 14, 2020	CP



- NOTES:
- All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the subdivision ordinance.
 - The purpose of this replat is to plat the portion of the property being developed and to abandon the easement for underground sewerage lines for lot 2.
 - Bearings based on the east line of Lot 1, Block 2, of Keene Addition, Volume G, Page 627, Map Records, Collin County, Texas. (S00°51'04"E)
 - Selling off a portion of this addition by metes and bounds description without a replat being approved by the City of McKinney is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.



LEGEND

Y.C.I.P.S.	- 1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129"
I.P.F.	- IRON PIN FOUND
D.R.C.C.T.	- DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	- MAP RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	- OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

MCKINNEY RANCH, LTD.
INST.# 20060208000170600
O.P.R.C.C.T.

N=7153102.686
E=2527862.612
1/2" I.P.F.

JANETT HANNA
15.474 ACRES
VOL. 1372, PG. 592
D.R.C.C.T.

N=7152125.414
E=2527877.130
1/2" I.P.F.

LOT 3R, BLOCK 1
523,966 SQ. FT.
12.029 ACRES

KEENE ESTATES
LOT 2, BLOCK 1
VOL. G, PG. 627
M.R.C.C.T.

DIANA CILIA
ANDREW CILIA
13.133 ACRES
DOC.# 2004-0107870
O.P.R.C.C.T.

HIDDEN HILLS
VOL. E, PG. 83
M.R.C.C.T.
BLOCK A

JILL A. JOHNSON
JOHN A. JOHNSON
11.845 ACRES
INST.# 20010328000323980
O.P.R.C.C.T.

KEENE ESTATES
PT. LOT 1, BLOCK 1
VOL. G, PG. 627
M.R.C.C.T.

JOHN A. JOHNSON
11.070 ACRES
INST.# 20060911001306320
O.P.R.C.C.T.

POINT OF BEGINNING

"APPROVED AND ACCEPTED"

Planning & Zoning Chairman
City of McKinney, Texas

Date

COUNTY ROAD NO. 168

L=47.37'
R=1791.65'
D=01°30'54"
CHD=S82°09'53"W, 47.37'

L=84.47'
R=560.00'
D=08°38'31"
CHD=S85°43'41"W,
84.38'

ESMT FOR UNDERGROUND
SEWERAGE LINES FOR LOT 2
TO BE ABANDONED
BY THIS PLAT

20' WATERLINE ESMT.
BY THIS PLAT

DEDICATED
VOL. G, PG. 627
M.R.C.C.T.

R.O.W.

ASPHALT PAVING

